



25 High Street | Irchester | NN29 7AA



Matthew
Nicholas



Offers In The Region Of £170,000

A well presented two bedroom stone built terraced cottage close to the centre of the village with access at the rear. Offering electric heating, lots of character and a useful attached brick built store, the property is an ideal first time buy or investment. With no onward chain and having been subject to a new thatch in 2025 (life expectancy in the region of c.35 years), the property comprises a porch, sitting room with fireplace, fitted kitchen with integrated appliances and bathroom with separate WC. Two double bedrooms are located upstairs, each with fitted wardrobe spaces. No onward chain.

- Two bedroom stone built cottage
- c.35 mins from the new Universal Studios site at Bedford
- Centrally located in the village, close to amenities
- Recently re-thatched in 2025 (life expectancy in the region of c.35 years)
- Outside brick store and courtyard area
- Ideal investment or first time buy

Timber door leading into

Porch

Providing access to both 23 & 25 respectively

Sitting Room

19'0" x 13'2" (5.81 x 4.02)

Window incorporating seat to the front with stone surround, feature stone built decorative fireplace with tiled hearth and timber mantel above, 'Green energy' panel heater, TV point, telephone point, staircase with timber door rising to the first floor landing, door leading through to the kitchen.

Kitchen

10'11" x 8'0" (3.33 x 2.45)

Fitted with a range of cream coloured Shaker style base and eyelevel units with granite effect roll edge worktops above, inset single drainer stainless steel sink unit with mixer tap, fitted cooker with induction hob and extraction above, plumbing and space for washing machine, fridge/freezer, washing machine and tumble dryer. Tiled splash areas, ceramic tiled floor, 'Green energy' panel heater, window to the rear and door leading through to the

Bathroom

6'4" x 6'0" (1.94 x 1.84)

Traditionally styled and renovated two piece suite in white comprising of wash hand basin with storage underneath, bath with thermostatic shower above and glazed screen to the side, tiling to all walls, obscure window to the side.

WC

low level WC, window to side

First Floor Landing

Timber doors allowing access to both bedrooms.

Bedroom One

13'3" x 9'0" (4.06 x 2.75)

Deep silled window incorporating seat to the rear, 'Green energy' panel heater, built in wardrobe with timber door, feature beams.

Bedroom Two

10'11" x 9'6" (3.34 x 2.92)

Window the front, 'Green energy' panel heater, curtain fronted storage

Outside

The property is approached via a shared area allowing access to other properties in the terrace from the rear. A gate and pathway leads to a pathway from which access can be gained to the brick built barn along with a barn belonging to a neighbouring cottage and a courtyard seating area.

Material Information

Electricity Supply: Mains

Gas Supply: None

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Electric

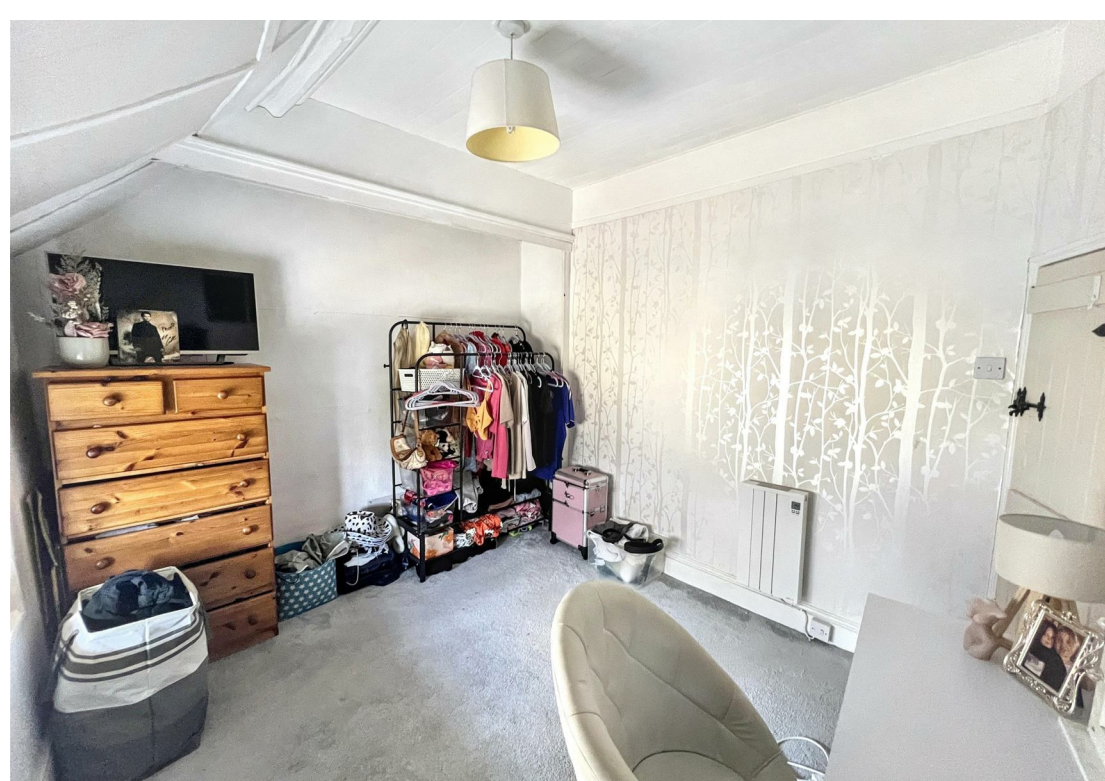
Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.

Should you wish to submit an offer on any property through Matthew Nicholas Estate Agents Limited, you will be required to demonstrate your ability to finance that offer with bank statements, mortgage pre-approval confirmations and/or written confirmation of your status from a solicitor or financial advisor.

Prior to acceptance of any offer on our clients behalf, you will be required to pass an ID and anti-money laundering check. This is conducted via a third party and is chargeable. Please call the office to confirm details of that charge and how to settle it.





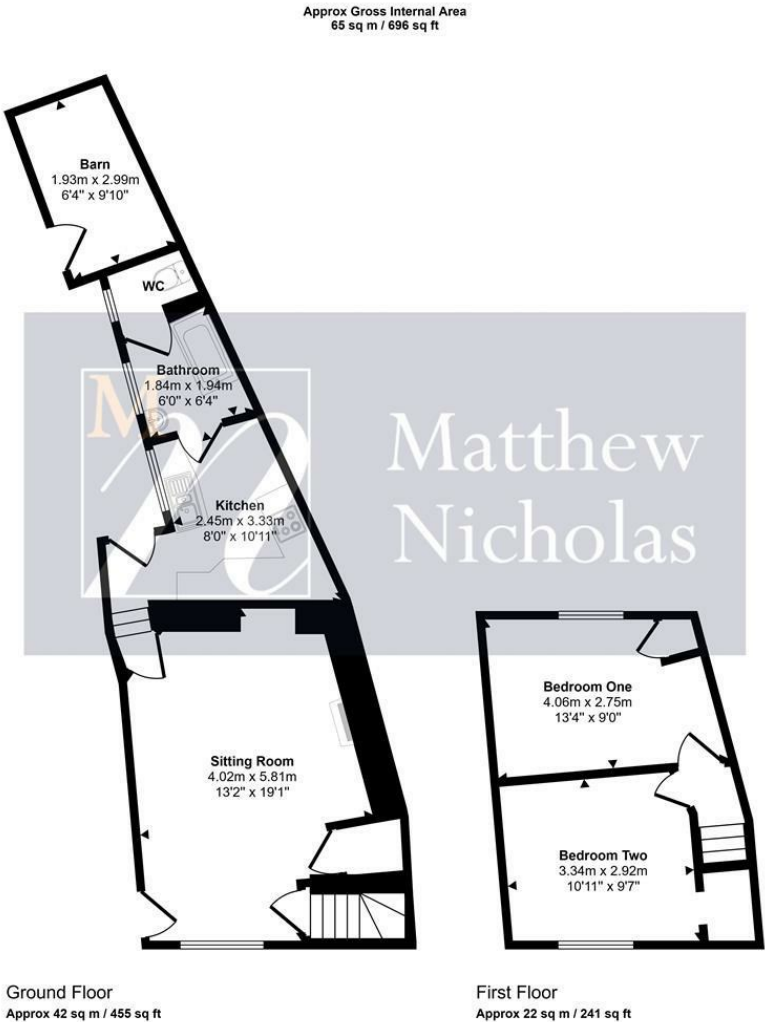
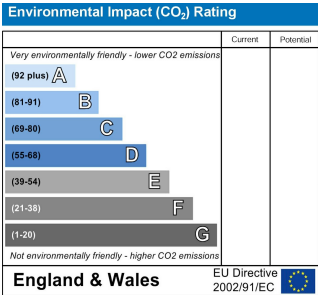
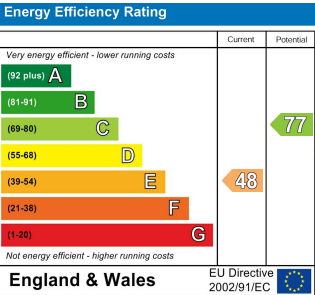
Further Information



Local Authority: North Northamptonshire

Tax Band: B

Floor Area: 696.00 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.